WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES:. 7/26/2003

(AFFIX SEAL)

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200006010054277 Page: 1 OF 2
REC'D FOR REC 06/01/2000 8:43:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $281.20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Kalinowski	Shirley Kalinowski	98-05-0-145
(NAME) 5141 Hunters Point Lane	(NAME) 5141 Hunters Point Lane	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clarice B. Sayles,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRLEY KALINOWSKI, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*UNMARRIED

Being Lot No. 45A, Zone Lot Division of Lot No. 45 of Hunters Point Subdivision of record in Plat Book 6900, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clarice B. Sayles , unmarried by deed from Cecil R. Scaife and wife, Sherytha E. Scaife of record in Deed Book 9175, page 893, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3814, page 592, Book 3897, page 926, Book 6207, page 609, and in Book 6279, page 741, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Charter of Homeowner's Association as shown of record in Book 6256, Page 294, Register's Office for said County

Subject to Homeowner's Association dues.

Easement to U.S.A. as shown of record in Deed Book 1255, Page 347, Register's Office for said County.

All Matters of record in Deed Book 5200, Page 736, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5141 Hunters Point Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of May, 2000.

Clarice B. Sayles

Clarice B. Sayles

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Clarice B. Sayles, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2000.

My Commission Expires 7/26/2003

Sarah Tyler

Notary Public

SARAH TYLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

File Number200005080
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122